147.0	0010	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	819,900	/	819,900
USE VALUE:	819,900	/	819,900
ASSESSED:	819,900	/	819,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIERCE EDWARD--ETAL
Owner 2:	PIERCE MARION BALMAIN
Owner 3:	
Street 1:	45 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .274 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 1637 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11919.000	192,300	5,500	622,100	819,900
Total Card	0.274	192,300	5,500	622,100	819,900
Total Parcel	0.274	192,300	5,500	622,100	819,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.86 | /Parcel: 500.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96960
GIS Ref	
GIS Ref	
Insp Date	05/24/18

!11526!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,300	5500	11,919.	622,100	819,900		Year end	12/23/2021
2021	101	FV	184,900	5500	11,919.	622,100	812,500		Year End Roll	12/10/2020
2020	101	FV	184,900	5500	11,919.	622,100	812,500	812,500	Year End Roll	12/18/2019
2019	101	FV	149,700	5500	11,919.	583,200	738,400	738,400	Year End Roll	1/3/2019
2018	101	FV	149,700	5500	11,919.	482,100	637,300	637,300	Year End Roll	12/20/2017
2017	101	FV	149,700	5500	11,919.	443,200	598,400	598,400	Year End Roll	1/3/2017
2016	101	FV	149,700	5500	11,919.	404,300	559,500	559,500	Year End	1/4/2016
2015	101	FV	148,900	5500	11,919.	396,600	551,000	551,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:40:07

LAST REV

Date	Time
06/08/18	09:36:13

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19098-515		6/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	96960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Inspected	CC	Chris C
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	163	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/18/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11919		Sq. Ft.	Site		0	80.	0.65	9									622,057						622,100	

Total AC/HA:	0.27362	Total SF/SM:	11919	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	622,057	Spl Credit		Total:	622,100

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29141712
Const Adj.:	1.02008700
Adj $ / SQ:	131.736
Other Features:	63075
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278726
Depreciation:	86405
Depreciated Total:	192321

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

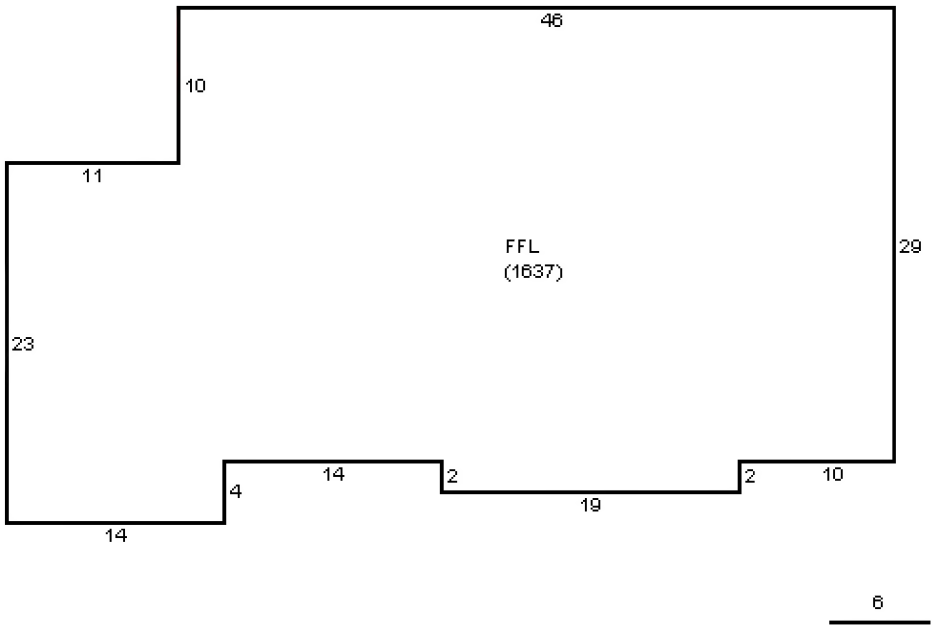
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.74
Special Features:	0	Val/Su Net:	117.47
Final Total:	192300	Val/Su SzAd	117.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,637	131.740	215,651

Net Sketched Area:	1,637			Total:	215,651
Size Ad	1637	Gross Area	1637	FinArea	1637

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0010-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1950	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	
				Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc